

Minutes of the meeting of the **Planning Committee** South Staffordshire Council held in the Virtual meeting [Venue Address] on Tuesday, 21 July 2020 at 18:30

Present:-

Councillor Penny Allen, Councillor Len Bates, Councillor Chris Benton, Councillor Barry Bond, Councillor Mike Boyle, Councillor Jo Chapman, Councillor Bob Cope, Councillor Brian Cox, Councillor Matt Ewart, Councillor Isabel Ford, Councillor Rita Heseltine, Councillor Lin Hingley, Councillor Diane Holmes, Councillor Janet Johnson, Councillor Michael Lawrence, Councillor Roger Lees, Councillor Dave Lockley, Councillor Terry Mason, Councillor Robert Reade, Councillor Robert Spencer, Councillor Christopher Steel

ALSO IN ATTENDANCE

Annette Roberts, Sue Frith, Kelly Harris, Manjit Dhillon, Simon Hawes (Staffordshire County Highways)

72 **MINUTES**

RESOLVED: that the minutes of the Planning Committee held on the 16 June 2020 be approved and signed by the Chairman with the inclusion that application number 19/00694/FUL was resolved and approved as recommended.

73 **APOLOGIES**

There were no apologies for non attendance

74 **DECLARATIONS OF INTEREST**

Councillor Spencer declared an interest in application 20/00401/FUL and took no part in consideration of this item.

Planning Solicitor, Manjit Dhillon declared a conflict of interest in application 19/00993/FUL and took no part in advising the committee on this item.

Regarding application 20/00312/FUL in which South Staffordshire District Council is both applicant and landowner, the Council's constitution and Planning Protocol enabled the Planning Committee to determine this application.

75 **DETERMINATION OF PLANNING APPLICATIONS**

The Committee received the report of the Development Management Team Manager, together with information and details received after the agenda was prepared.

19/00910/FUL - PRIMROSE COTTAGE, GOSPEL ASH ROAD, BOBBINGTON - APPLICANT - MR AND MRS K HAMPTON - PARISH - BOBBINGTON

RESOLVED: that the application was approved as recommended

19/00993/FUL – LAND OFF COMMON LANE, BEDNALL –

APPLICANT – SSHA THE HOUSING PLUS GROUP – PARISH – ACTON TRUSSELL, BEDNALL AND TEDDESLEY HAY

Ms Lesley Birch (Applicant) spoke for the application.

A statement was read out against the application by the Corporate Director, Planning and Infrastructure on behalf of and supplied by Mr Keith Howell.

Councillor L Bates as local member was in support of the application based on its planning merits.

Councillor I Ford, R Reade and L Hingley supported the application.

Councillor C Steel queried why there was no condition about housing tenure/mix, only a S106. Councillor T Mason referred Councillor C Steel to paragraph 5.10.1 of the Officer report.

RESOLVED: that approval be delegated to the Team Manager to issue the decision on completion of a satisfactory Section 106 agreement and Unilateral Undertaking. If this has not been achieved by 20 September 2020 this application will be referred back to the Planning Committee.

20/00008/FUL – WEATHEROAKS, LAWNSWOOD DRIVE, LAWNSWOOD, STOURBRIDGE DY7 5QW – APPLICANT – MR AND MRS LYONS – PARISH – KINVER

A statement was read out in support of the application by the Corporate Director, Planning and Infrastructure on behalf of and supplied by Mr Dave Lyons (Applicant) and a statement against the application on behalf of and supplied by Mr Richard Jewkes (Simpatico Town Planning).

Councillor L Hingley thanked Lucy Duffy for an excellent and well balanced report and as local member supported the planning officer's recommendation to approve the application.

Councillor B Cope asked for clarity around the Government's 'back garden' infill development policy.

Kelly Harris said that this case met the current national policy framework and the District planning strategy.

Councillor Reade supported the application but noted the informative from Severn Trent who were working to identify a public sewer located within application site.

Councillor M Boyle thought more information was needed on the position of the sewers.

Councillor T Mason referred to the STW Informative, this was outside the remit of Committee

RESOLVED: that the application be approved with amended wording to condition 11.

No existing trees on the site or its boundaries shall be pruned in any way or cut down for a period of 10 years following completion of the development without the prior consent of the Local Planning Authority. If any of the existing trees are removed or dies within 5 years of completion of the development it shall be replaced with the same species (or alternative agreed with the Council) within 12 months of its removal and as close to the original position as possible (or elsewhere in a position

agreed with the Council). The existing hedges on the site and its boundaries shall be retained and regularly maintained at or around their current height to the satisfaction of the Local Planning Authority and shall not be removed without the prior written consent of the Council.

A site visit to agree the height of the hedge will be arranged at a suitable time for all concerned parties.

20/00303/FUL – WEST BEECH, BELL HURST LANE, WHEATON ASTON, STAFFORD ST19 9QS – APPLICANT – MR RODGER GRIFFITHS – PARISH – LAPLEY, STRETTON AND WHEATON ASTON

Councillor Cox as local member supported the planning officer's recommendation to approve the application.

RESOLVED: that the application be approved with conditions as recommended.

19/00312/FUL – WOMBOURNE ENTERPRISE PARK, BRIDGNORTH ROAD, WOMBOURNE, WV5 0AL – APPLICANT – SOUTH STAFFORDSHIRE COUNCIL – PARISH – WOMBOURNE

Mr Tom Ayres (Agent) spoke for the application.

A statement was read out against the application by the Corporate Director, Planning and Infrastructure on behalf of and supplied by Mr Alan Peace.

Councillor V Merrick, as local member spoke in support of the development as important to rejuvenate Wombourne village economy.

Councillor R Reade said whilst he heard the objections, people will shop how they want to shop and we have to move with the times. A Lidl would give a broader range of supermarkets.

Councillor M Lawrence had sympathy with the Local Member, but thought the proposal would attract more people to the area, who would then visit the village centre.

Councillor B Bond supported the recommendation for approval, but sought an amendment to the deferral. The current buildings on the site are not fit for purpose and need to go. Local members had not been consulted on the scheme, which will impact on the village centre.

The application should be deferred until a village strategy is agreed with the 7 local Members and the Parish Council to re-vitalise the centre. It needs to address car parking and include an employment strategy for the south of the District.

Kelly Harris confirmed it was each case on its own merits, most of the employment users have found a new site, pre-application consultation is not a statutory requirement, the Local Plan policies provide a village centre strategy and employment strategy. The Local Plan Review will provide the opportunity to review our approach to village centre and is the appropriate way in which members can engage with officer to consider such a future strategy.

Councillor R Lees and Councillor R Reade commented that none of it can be done as part of the application, but it can be looked at in the future.

Councillor P Allen commented the proposal would give people access to cheaper food.

RESOLVED: that deferred approval with conditions as recommended be delegated to the Team Manager to issue the decision on completion of a satisfactory Section 106 agreement, deferred subject to the application not being called in by the Secretary of State. If this has not been achieved by 20 October 2020 this application will be referred back to the Planning Committee. The application will not be formally approved until the Secretary of State has considered the application and the Committee report.

20/00339/FUL – THE COTTAGE, PARADISE LANE, SLADE HEATH, WOLVERHAMPTON WV10 NZ – APPLICANT MR K POTTS – PARISH – BREWOOD AND COVEN

Councillor D Holmes as local member supported the planning officer's recommendation to approve the application.

RESOLVED: that the application be approved with conditions as recommended.

20/00401/FUL – 43 PRINCES GARDENS, CODSALL, WOLVERHAMPTON WV8 2DH – APPLICANT – MR ROBERT SPENCER – PARISH – CODSALL

RESOLVED: that the application be approved with conditions as recommended.

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MONTHLY UPDATE REPORT AND AGREEMENT OF THE PLANNING ENFORCEMENT POLICY

The Committee received the report of the Lead Planning Manager informing the committee on key matters including training; changes that impact on National Policy; any recent appeal decisions; relevant planning enforcement cases (quarterly); and latest data produced by the Ministry of Housing Communities and Local Government.

RESOLVED: that the committee note the update report and approve the updated Planning Enforcement Policy (Appendix 2 to the report)

The Meeting ended at: 20:30

CHAIRMAN